



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION

1511 Fatherland Street

January 16, 2013

Application: Demolition – Primary building

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08313040900

Applicant: Jeremy Bockman, Developer

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to demolish a non-contributing building. Plans for subsequent new construction will be reviewed at a later date.

Recommendation Summary: Staff recommends approval of the application to demolish the non-contributing house, finding the proposal to meet the applicable sections of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Design Guidelines.

Attachments

A: Photographs

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

IV. B. Demolition

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The house at 1511 Fatherland Street is a one-story minimal traditional house, constructed circa 1960. Because the majority of houses in the neighborhood were constructed between 1880 and 1940, this house is considered to be non-contributing to the historic character of the district.



Analysis and Findings:

The applicant is proposing to demolish the non-contributing house.

Demolition

Because the existing structure is non-contributing, demolishing it would meet guideline IV.B.2.b.

Following demolition of the non-contributing house, the applicant wishes to construct a new house and a new detached garage. Plans for that construction have will be submitted for review at a later date.

Recommendation

Staff recommends approval of the application to demolish the non-contributing house, finding the proposal to meet the applicable sections of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Design Guidelines.



1511 Fatherland Street, front.



1511 Fatherland Street, rear yard.